



## III. Housing Redevelopment Authority (HRA) Planning

City Council Work Session  
January 8, 2013

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### Discussion Points

- 1) Investing TIF assets**
  - Where & when
  - How to prioritize
- 2) Public Parking at 50<sup>th</sup> & France**
  - Costs borne by City
  - Costs borne by property owners & tenants
- 3) Tools to Stimulate Action**
  - Grandview District
  - Pentagon Park area
- 4) Funding Public Infrastructure**
  - Hazelton Road conversion

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## 1) Investing TIF Assets

*How will projects funded with existing TIF proceeds be selected?*

**\$7 M available from 'old' TIF Districts**

- Can be invested anywhere in 'green' redevelopment district

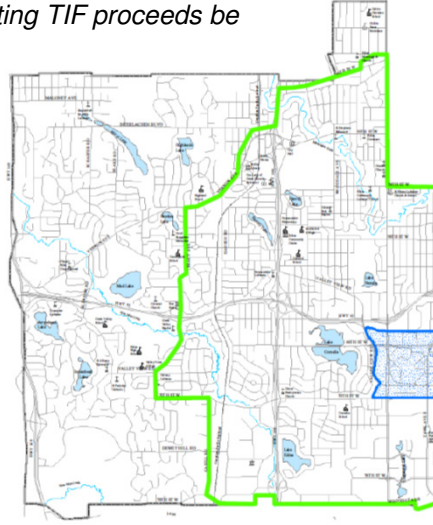
**Many possible demands**

- France Ave sidewalks
- France & Hwy 62 intersection
- Hwy 62 pedestrian bridge
- Public works demolition
- Parking at 50<sup>th</sup> & France
- Etc.

**Guidelines to Invest ??**

- How to prioritize
- Preferred outcomes

**New TIF proceeds ??**



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2) Public Parking at 50<sup>th</sup> & France

*Which costs should be borne by the City and which should be passed on to the property owners and tenants?*

**Parking improvements necessary for continued health of the district**

- More parking spaces
- Deferred maintenance
- ADA compliance

**Businesses cannot absorb full cost of parking improvements**

- Special assessment > \$2.00 would threaten business viability



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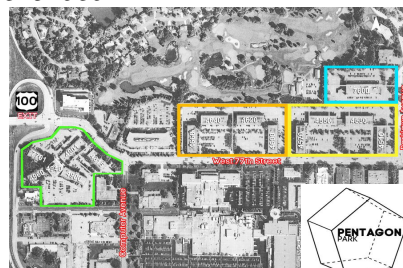
### 3) Tools to Stimulate Action

*Should new TIF Districts be explored at Grandview and Pentagon Park? If not, how will improvements be funded?*



**Community vision for Grandview calls for many public improvements**

- Relocation of bus garage
- Reconstruction of roadway network
- New Community center/ public space



**Revitalization concepts for Pentagon Park include full reconstruction with future public amenities**

- New roadway network
- Dedicated access to green space/ golf course

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### 4) Funding Public Infrastructure

*Should a new TIF District be explored at Hazelton and France? If not, how will improvements be funded?*

**Property owners anticipate redevelopment & re-occupancy**

- Byerly's
- Szechuan Star
- Guitar Center

**Timely opportunity to install desired public improvements**

- Driveway consolidation & traffic signal coordination
- 4 to 3-lane conversion
- Pedestrian improvements along roads and Promenade



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